

**PLANNING AND ZONING COMMISSION  
MEETING AGENDA**

**Monday, May 22, 2006  
7:00 PM**

**TOWN HALL ANNEX BUILDING  
57 MAIN STREET, ELLINGTON, CT**

**I. CALL TO ORDER:**

**II. PUBLIC COMMENTS:**

**III. PUBLIC HEARINGS:**

1. #S200602 – Cantor & Goldfarb Partnership for a 2 lot subdivision on property located at 1 Webster Road, APN 096-007-0000 in an RA Zone. (Continued from the April 24, 2006 meeting)
2. #Z200608 – Christopher Libby for a site plan modification for construction of 17,000 square feet of commercial space for a self storage facility and associated office space, retail space, modification of existing bar and grill and associated site improvements on property located at 117 Stafford Road, APN 148-087-0000 and 137 Stafford Road, APN 148-084-0000 in a C Zone. (Continued from the April 24, 2006 meeting)
3. #Z200619 – Sullivan Farms, LLC for special permit for 1 rear lot on property located on Grant Road, APN 005-048-0002 in an AA Zone.
4. #S200603 – Sullivan Farms, LLC for a 9 lot subdivision on property located on Grant Road, APN 005-048-0002 in an AA Zone.
5. #Z200618 – Bemers for special permit and site plan modification for a 1000 gallon above ground portable propane dispensing station and associated improvements on property located at 171 West Road, APN 046-005-0001 in a PC Zone.
6. #Z200622 – Connecticut Parachutists, Inc. for a special permit for the location of shade tents on property located at 360 Somers Road, APN 105-002-0000 in an I Zone.
7. #Z200621 – Savvas Merkouriou for a special permit for an accessory apartment on property located at 119 Burbank Road, APN 067-015-0000 in an RA Zone.
8. #Z200604 - Big Y Foods, Inc. for an amendment to the Ellington Zoning Regulations, Section 7.7b(5) Attached Signs Permitted in the C, PC, I and IP Zones.
9. #Z200620 – Ellington Planning & Zoning Commission for comprehensive amendments to the Ellington Zoning Regulations for whole scale modifications & streamlining of uses and reorganization of content.

**IV. UNFINISHED BUSINESS:**

1. #S200515 – Landmark Surveys, LLC for a 4 lot subdivision on property located on Webster Road, APN 126-002-0000 in a RA Zone.

**V. NEW BUSINESS:**

2. Request for a 90-day extension to file mylars for REM Motor Rental, S200511.
3. Request for a 90-day extension to file mylars for Brooks Crossing Developers, LLC, S200509.
4. Request for bond reductions for the Ellington Highland Subdivision, Phases 1, 2 & 3.
5. #Z200624 – Eben Holmes for a special permit for a 3 car detached garage on property located at 240 Crystal Lake Road, APN 084-014-0000 in an AA Zone. (RECEIPT ONLY)
6. #z200625 – Richard Rizzo for site plan approval and special permit for unified sign design on property located on West Road, APN 037-005-0086 in a PC Zone. (RECEIPT ONLY)

**VIII. ADMINISTRATIVE BUSINESS:**

1. Acknowledgement of the filing of the Angel Trace subdivision as conditional.
2. Acknowledgement of the filing of the Freedom Ridge subdivision as conditional.
3. Set the effective date for the zone change from AA to MF on property located at 160 Windermere Avenue, APN 026-002-0000 & 026-002-0033.
4. Approval of Meeting Minutes:
  - a. April 24, 2006 Regular Meeting Minutes
5. Correspondence:
  - a. Letter to Emery Zahner from Redding Planning Commission dated 05-08-06. (Developers)
  - b. Ad Hoc Design Review Board Minutes, Thursday, May 4, 2006.
  - c. Press Release to Ellington Connection from Robert A. Phillips, Town Planner.
  - d. Letter to Eben & Elisa Holmes from Lisa Houlihan, ZEO dated 05-10-06. (Zoning Permit Request)
  - e. Letter to All Staff from Robert A. Phillips, Town Planner dated 04-20-06. (Change of policy regarding submission of revised plans)
  - f. Memo to Ellington Planning & Zoning Commission from Reanna Goodreau, Land Use Assistant dated 05-03-06. (Big Y Foods)

**IX. ADJOURNMENT**